

ANNUAL REPORT MADISON COUNTY PLANNING BOARD

Fiscal Year 2017-18
[July 1, 2017 – June 30, 2018]

Note: The activities listed were accomplished in cooperation with the Madison County Commissioners, County Planning Office and other County staff, town officials and staff, state agency personnel, and other dedicated local citizens.

1. **Subdivision Proposal Reviews.** The Planning Board reviewed seven pre-applications this year, 19 preliminary plat applications, three Overall Development Plans, six final plats, and 7 amended plats. A variance denial appeal to District Court was dropped.

			Area			TOTAL
			Big Sky	Madison Valley	Ruby Valley/ Jefferson/ Beaverhead/ Big Hole	
Approved Preliminary Plats	# and Type of Lots	Single Family	2			2
		Duplex/Triplex/Condos	7			7
		Commercial	0			0
		Open Space	3			3
		Total Lots	12	0	0	12
	# Acres		51.47			51.47
Other Status	Pre-application		5	1		6
	Final Plat		4	1		5
	Plat Extension					0
	Expired Approval					0

2. **Subdivision Site Visits and Work Sessions.** There were four Planning Board subdivision site visits and no work sessions this year.
3. **Planning and Subdivision Review Services.** Planning staff reviewed one subdivision in Ennis. There were no subdivision reviews in Twin Bridges or Sheridan.
4. **Preconstruction Safety Review.** One hundred and twenty preconstruction safety reviews were completed during the fiscal year.
5. **Building Envelope Changes.** Twenty-three building envelope changes were reviewed by the Planning Staff during the fiscal year.
6. **Subdivision Exemption Request Review.** The Madison County Exemption Review Board (ERB) reviewed forty one exemption requests: thirty one boundary adjustments; two family conveyances; one agriculture exemption; and

seven other miscellaneous requests (four amended plats - Cascade 123A & 134A- Big Sky, Lot 160 A- Big Sky, 188 Foxtail Pine LLC- Big Sky, Hadley-Ennis); one boundary adjustment >160 acres- Jack Creek- Big Sky; one lot aggregation- Bradley/DTB Trust- Big Sky; and one utility site exemption- Ohs-Pony.

7. **Subdivision Compliance.** There were two compliance checks in two months (July and August), both at River House Ranch. The Madison County Attorney and Montana Land Reliance are working with us on compliance.
8. **Conservation Easement Reviews.** The Planning Board commented on two conservation easements: SRI Holdings near Twin Bridges (Montana Land Reliance) and Ruby Habitat Wetland Conservation (NRCS).
9. **Tower Permit Reviews.** No new tower permit applications were received this year. There were a number of requests for information related to replacing equipment on existing towers and a potential tall tower in the Twin Bridges airport affected area.
10. **Floodplain.**
 - The Planning Director continues as the designated lead contact for floodplain management. Five floodplain permits (Jefferson, Big Hole) were issued.
 - Participated during flood season in regular webinars by DNRC on Flood Coordination for Floodplain Administrators.
 - Worked with DNRC on floodplain mapping scoping for Mill Creek, Jefferson River and Madison River.
11. **Airport Affected Areas (AAA).** Completed six total AAA reviews; four in the Ennis Airport area and two in the Twin Bridges area.
12. **Regulations.** Madison County Subdivision Regulations were amended by Ordinance #1-2018 to bring them into compliance with recent state legislation
13. **Education, Training**
 - Planning related topics, including: Data and Tools for Improved Climate Resilience in Planning; Basics of ADA, FMLA and Workman's Comp; The Basics of the Wrongful Discharge ACT; The Place Value Economy Webinar; Webinar Tracking the Walking Path: Tools and Programs for Measuring Walking and Walkability. Rural Health Information Hub Webinar, WGA Webinar, Short Term Vacation Rentals Webinar,
 - With Christina Calabrese (Lone Mountain Land Co) presented a session on the Madison County Overall Development Plan process at the Montana Association of Planners Conference (Miles City).
 - First Aid/CPR Training (10/2017); Great Montana Shake Out (10/2017) – earthquake preparedness; Madison County Earthquake table top exercise (11/2017); Board Leadership Training (06/2018).

14. **Road Naming and Addressing.** Two road name petitions were presented to and approved by the Commissioners.
15. **Planning Board Membership (see attached roster).** John Fountain remained as President and Darlene Tussing as Vice President. Jacqueline McCurdy filled the vacant seat for District 2 (Harrison/Pony area).
16. **Projects, Other Boards.**
- Interagency Coordination Group. Quarterly meetings of County, State, and Federal agencies and local natural resource groups continued throughout the year. Meetings are scheduled and coordinated through the Madison County Board of Commissioners.
 - Madison County Housing Advisory Board. Charity Fechter was appointed to and voted Chair of the newly reconstituted Housing Board.
 - Montana Association of Planners, Trust Montana. Charity Fechter completed her terms on the Montana Association of Planners Board of Directors and the Trust Montana Board.
 - Local Emergency Planning Committee (LEPC). Staff continued participation on the committee.
 - Wildlife Speaker Series. Continued participation on planning and evaluating the educational speaker series.
 - Big Sky Affordable Housing. Represented Madison County on project working group.
 - Madison Missouri River Fund. Participated in reviewing and ranking projects for the Madison-Hebgen area and the entire corridor.
 - Alder Trail. Participated in local group
17. **Planning Staff.** Planning staff during FY18 was as follows: Charity Fechter, Planning Director; Leona Stredwick, Planner I; and Dru Robison, Planning Clerk.

Prepared by: **Cody Marxer**
October 16, 2018

SUBDIVISION DATA - DRAFT

25

20

15

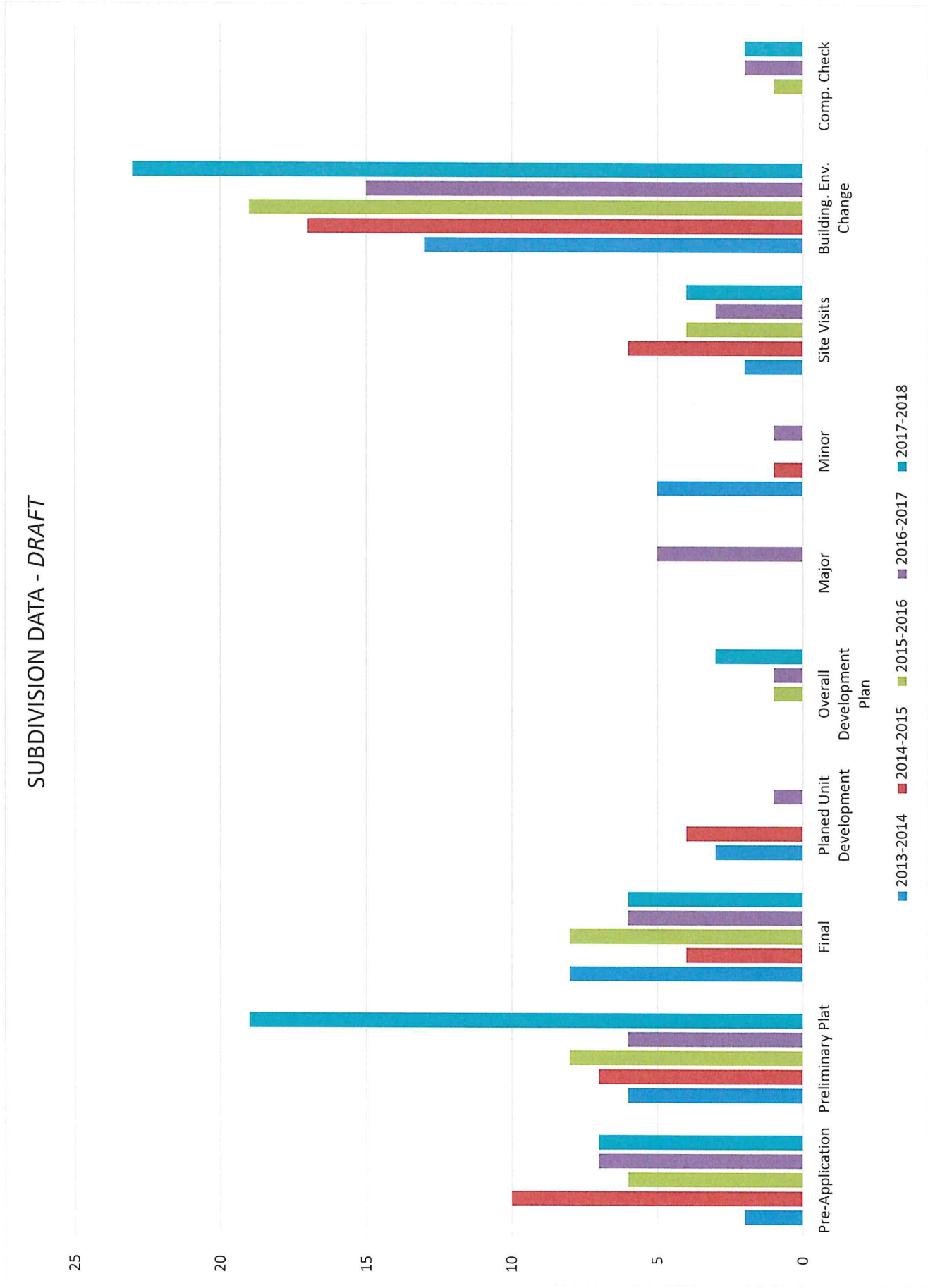
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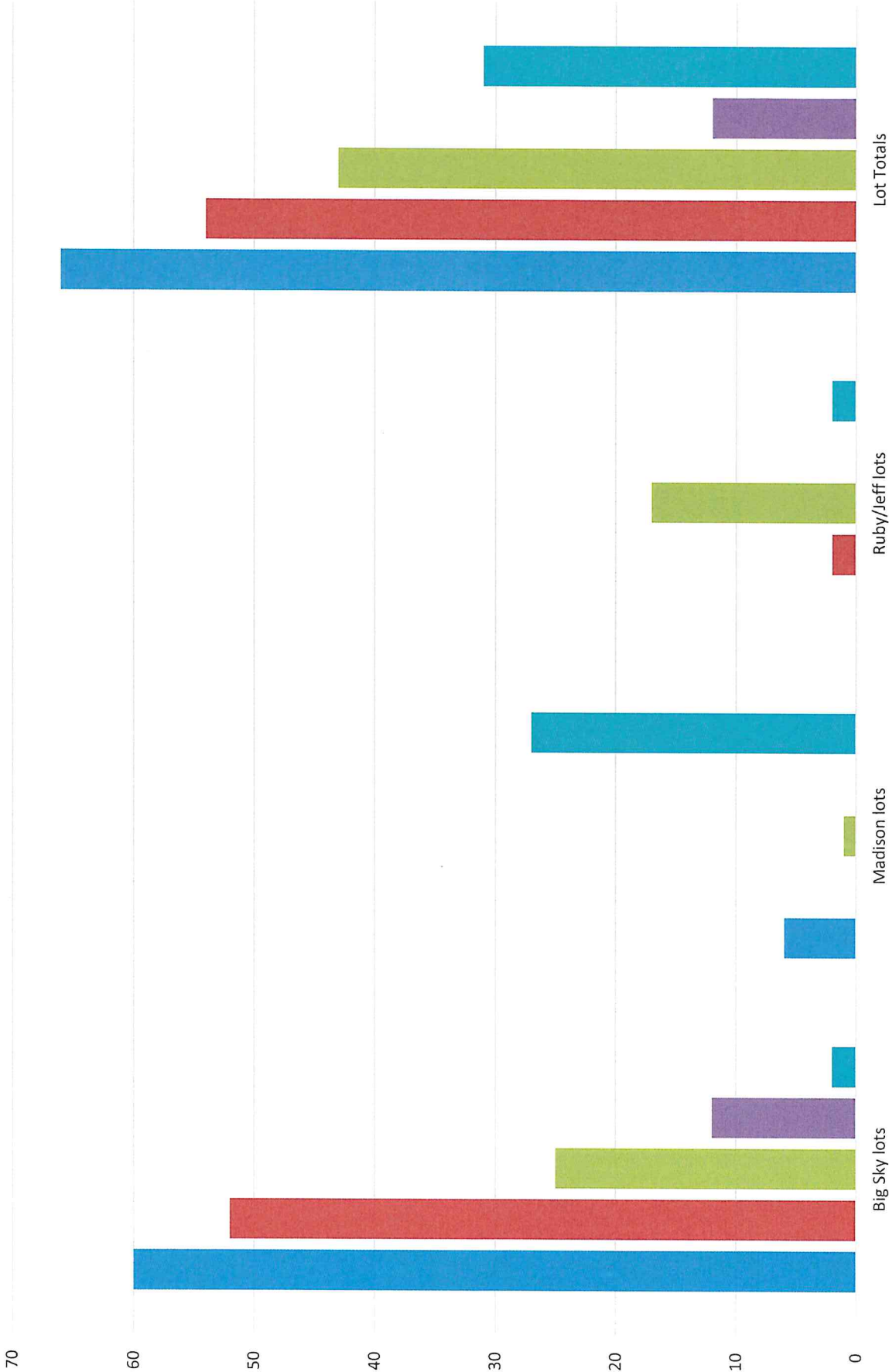
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Pre-Application Preliminary Plat Final Planned Development Overall Development Plan Major Minor Site Visits Building Env. Change Comp. Check

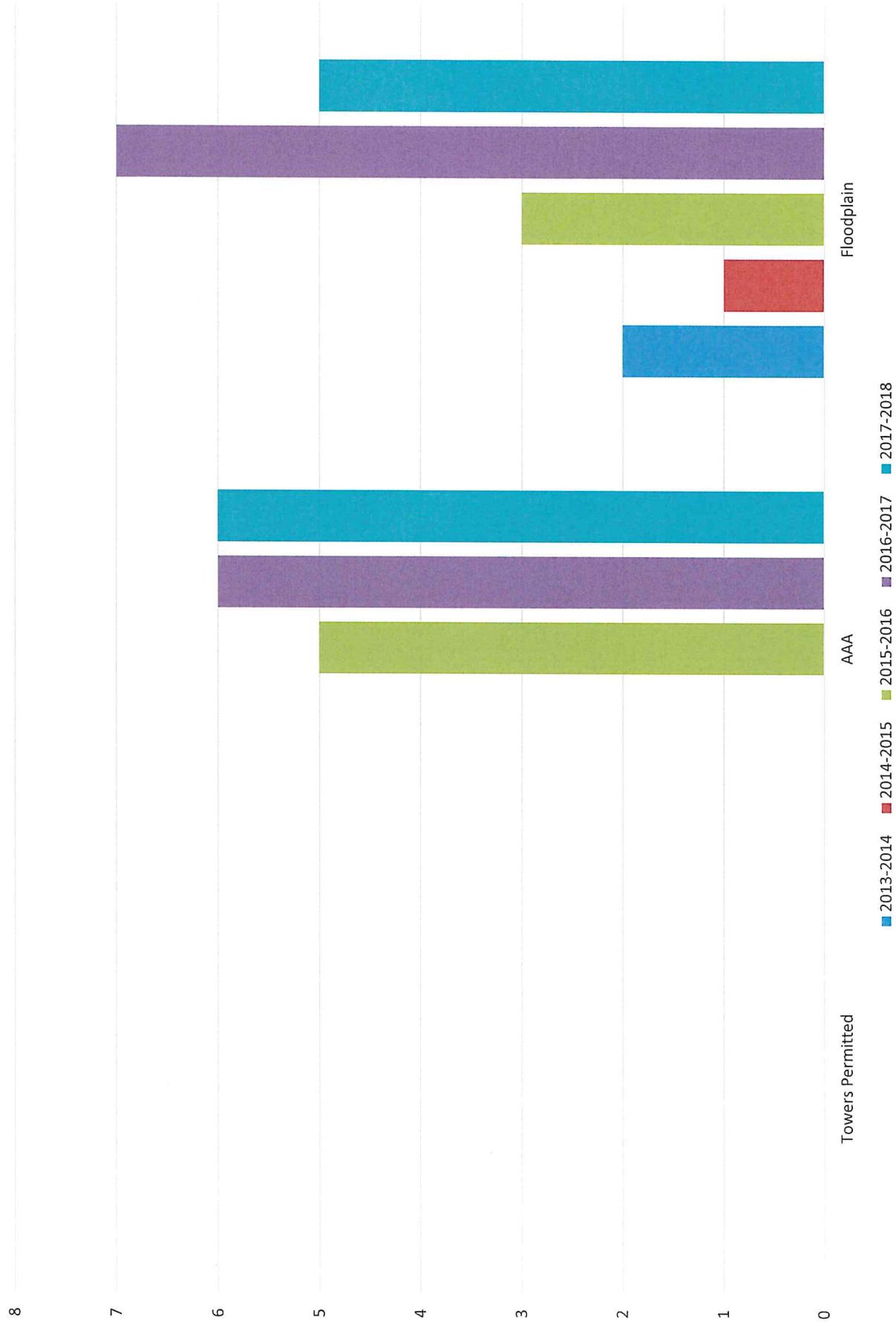
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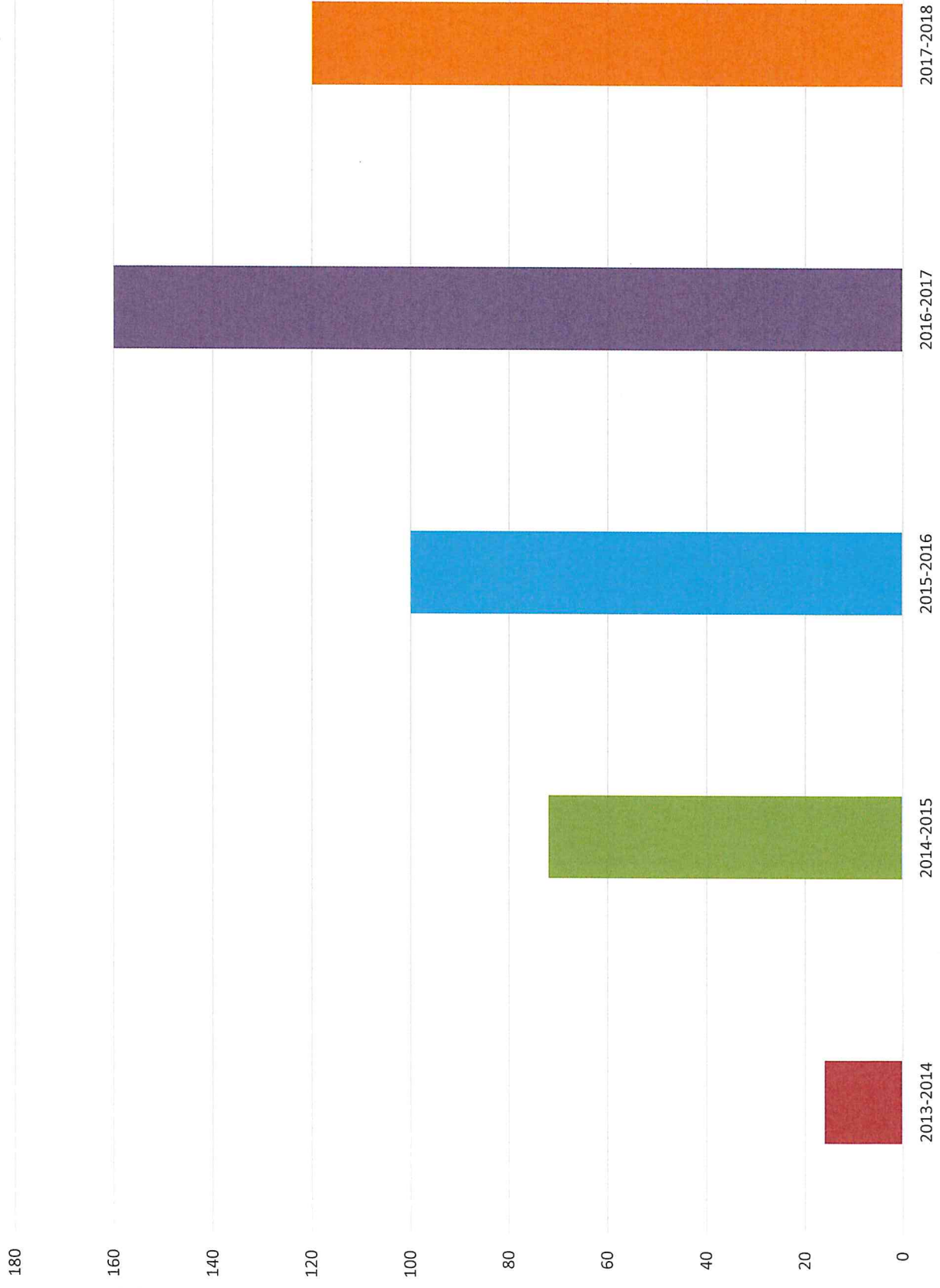
SUBDIVISION LOTS - DRAFT



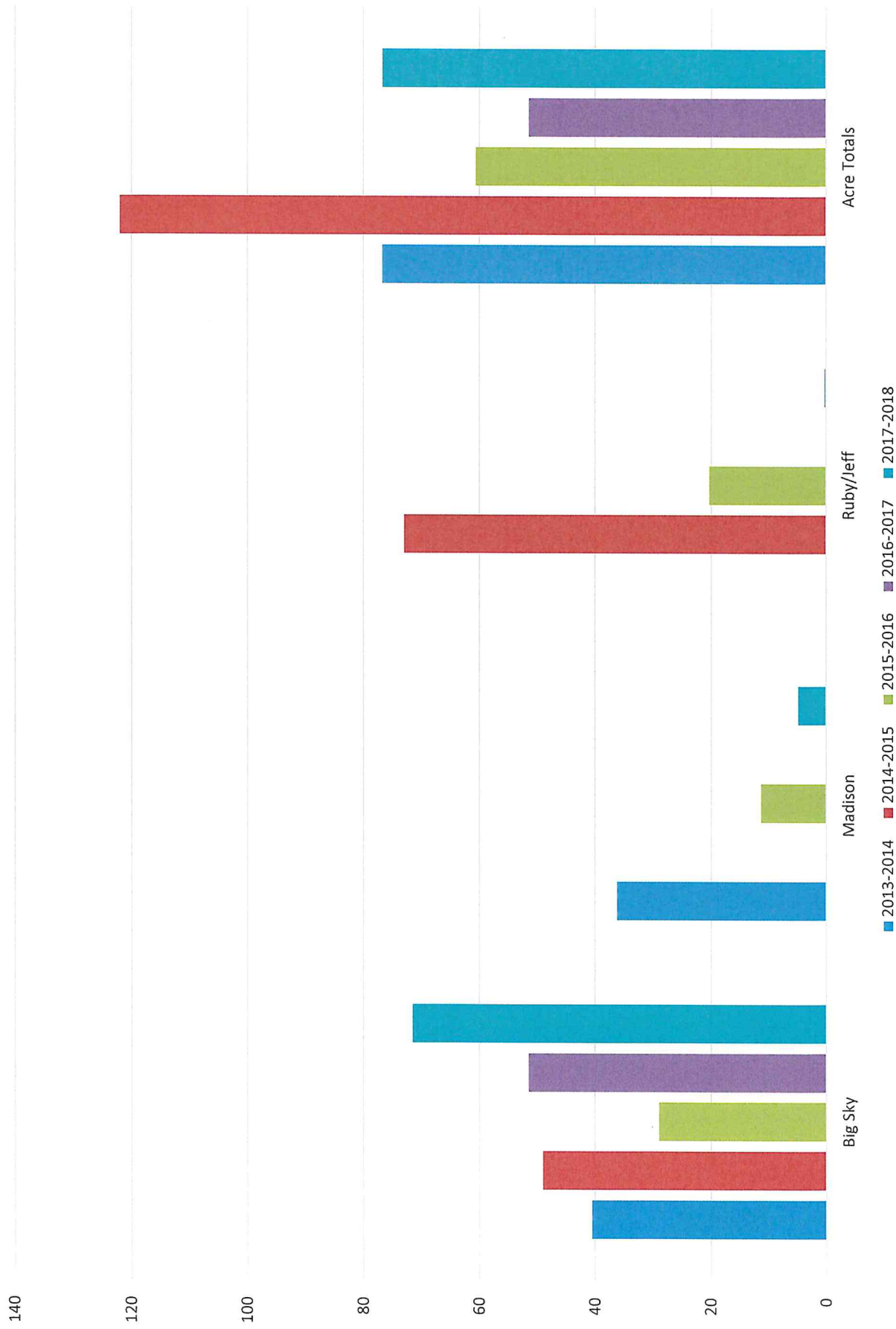
PERMITS - DRAFT



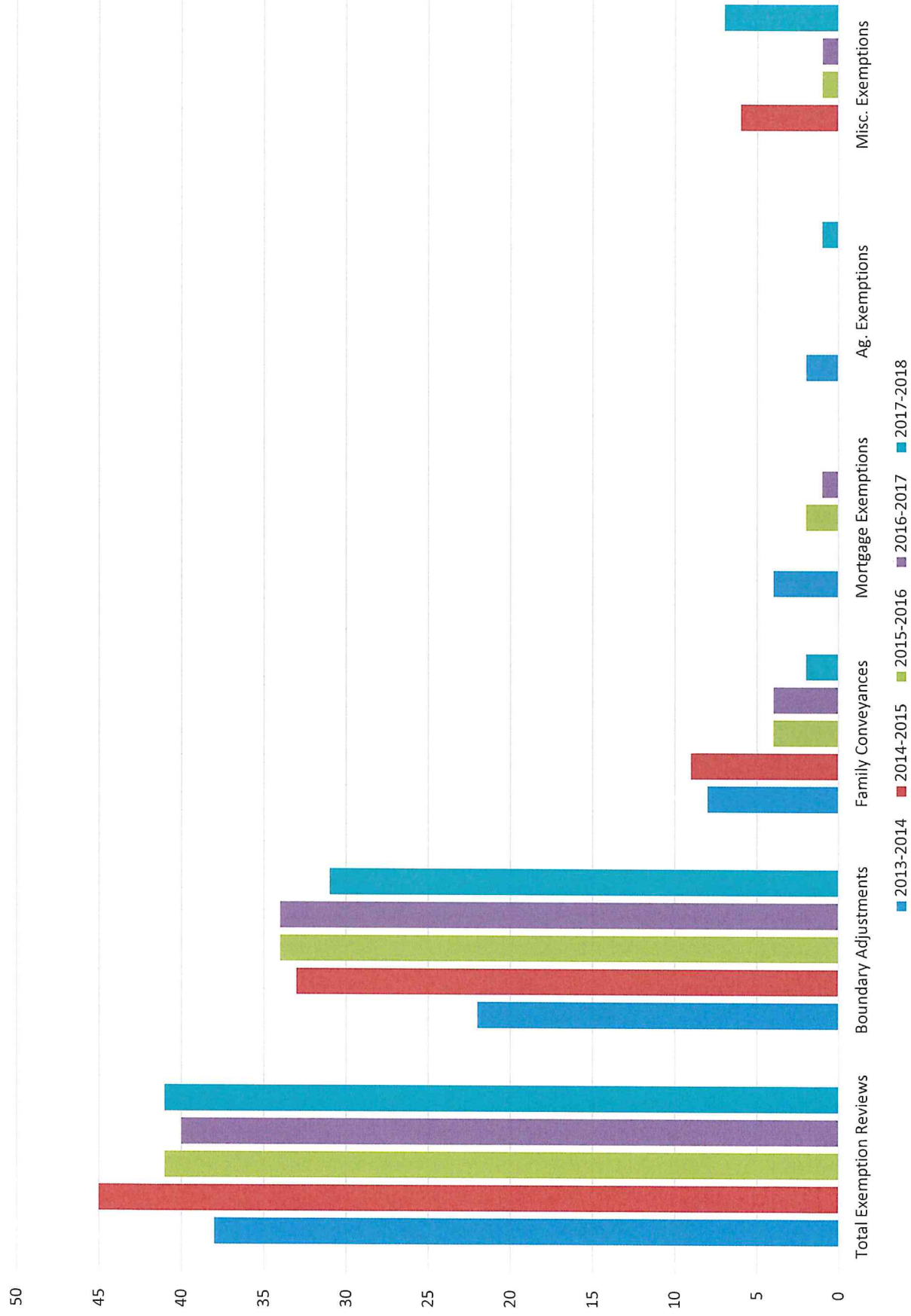
PRE-CONSTRUCTION SAFETY REVIEWS - DRAFT



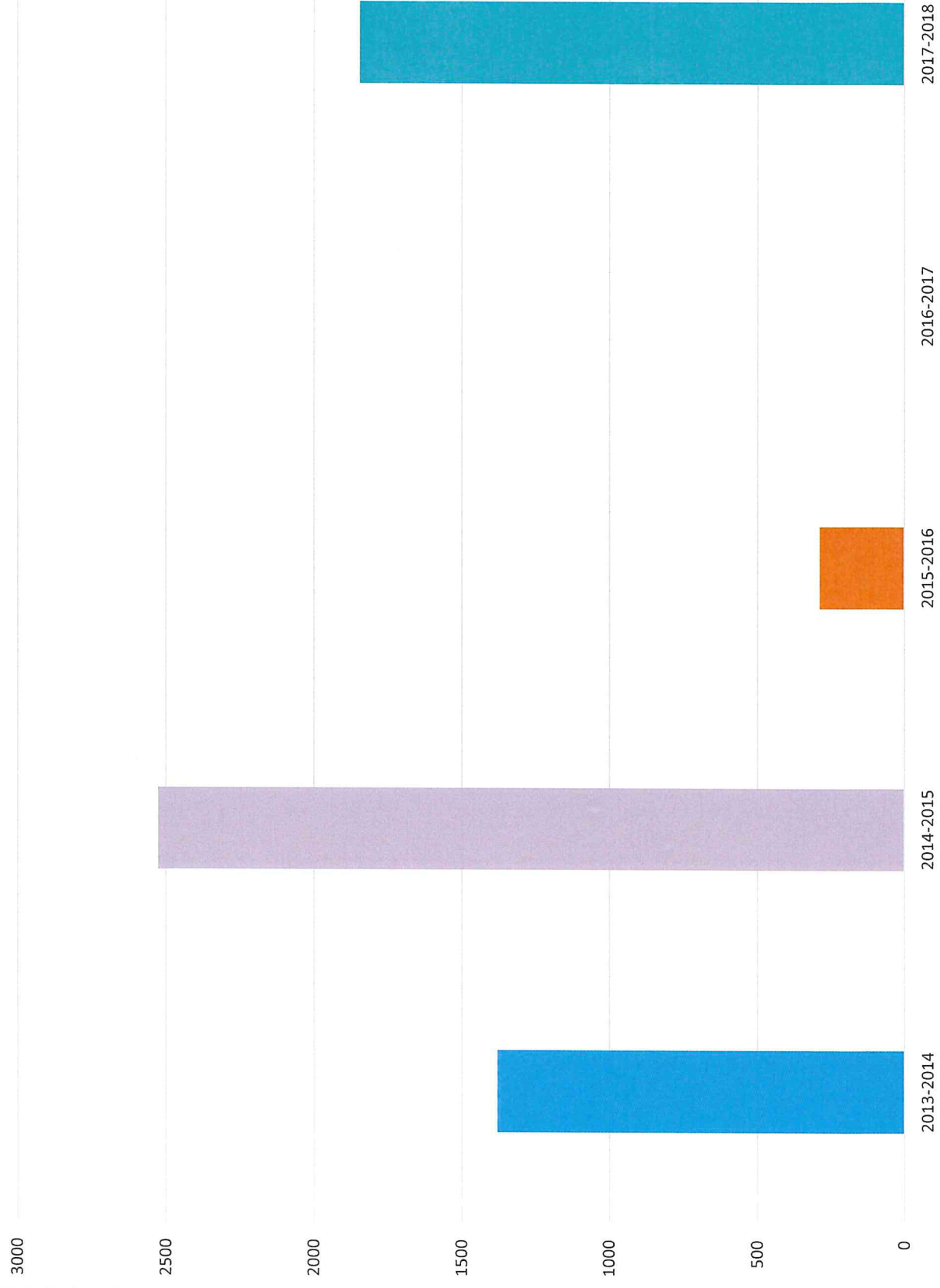
SUBDIVISION ACREAGE - DRAFT



EXEMPTION REVIEWS - DRAFT



CONSERVATION EASEMENT ACREAGES - DRAFT



CONSERVATION EASEMENT ACREAGES BY AREA - DRAFT

